

# TRIP HAZARD MITIGATION POLICY

Cottonwood Heights has public sidewalks of varying age and quality on about 60% of its public streets. Not every mere inequality or irregularity in the sidewalk surface is a defect or trip hazard risk. However, the city recognizes that some sidewalk conditions can create unreasonable hazards for pedestrians.

Accordingly, the public works team will exercise both discretion and professional judgment in determining whether and when to replace or repair sidewalks. This trip hazard mitigation policy facilitates trip hazard inspection, prioritization, and repair scheduling.

## Trip hazard mitigation districts

In addition to performing necessary localized repairs when residents report them, the city allocates funding each year to repair trip hazards neighborhood by neighborhood. The city is divided into four trip hazard mitigation districts. Each year, if budget is allocated by the city council, the city reviews at least one district and identifies and repairs trip hazards. If a trip hazard repair requires sidewalk replacement, the city will work with the property owner to replace it.

## Repair criteria and process

The city will permanently repair damaged sidewalk concrete when one or more of the following conditions exist:

- Half-inch or more of vertical displacement in the curb, gutter, sidewalk, or driveway
- 1 inch or more of vertical design grade change within a two-foot length of curb, gutter, sidewalk or driveway
- Broken or shattered concrete, concrete with open holes, or concrete-raised projections the city engineer deems blocks drainage or is a trip hazard

**Note:** Parkway strip concrete (installed in the park strip between the sidewalk and curb) is considered decorative and not eligible for cutting or grinding or the city's replacement program.

If you report a sidewalk deficiency that meets at least one of the above criteria to the city, they will inspect it as soon as possible. After inspecting, the public works team will generally:

- Mark the defect with day-glo green paint so pedestrians see it
- Tell abutting property owners of their repair responsibilities and options if the defect resulted from their tree or a property condition
- List the defect for repair on the city's sidewalk repair prioritization schedule and repair it when funding is available
- Complete repairs that require a simple sidewalk cut as soon as possible

## Repair responsibility

As per Cottonwood Heights code section 14.32, a property owner whose property abuts a public right-of-way is responsible for replacing or repairing a curb, gutter, or sidewalk that has deteriorated. In most cases, a damaged or crumbling sidewalk will have associated trip hazards, but cutting a sidewalk will eliminate these hazards. As funding allows, the city will complete this repair. The property owner will be responsible for part or all of additional repairs. Before repairing abutting sidewalks, property owners must contact the city and apply for a right-of-way improvement permit. Visit [ch.utah.gov/how-do-i/right-of-way-road-excavation-permit](https://ch.utah.gov/how-do-i/right-of-way-road-excavation-permit).

## City repair and replacement

If the property owner wants to remove and replace the curb, gutter, drive approach, or sidewalk on public property because of condition or trip hazards, the city may reimburse them 50% of the replacement cost, not to exceed \$1,000 per lot or parcel. This reimbursement is subject to sufficient budgeted funds available. They will prioritize trip hazard- and safety-related repairs.